

CIRM RFA 07-03  
Application # FA1-00610-1  
Functionality Score: A  
Value Score: B+

Overall, this is a great highly interactive building for research. The design team has recognized the importance of interaction and created a significant volume of space to encourage, foster, and support collaboration. The location is at the knuckle between essentially two laboratory buildings drawing both groups to a common area. It is also at the front door of the building encouraging those groups outside the building to come here and collaborate.

## Functionality

Boston Flexibility has been accommodated through the use of modular plug-n-play benches in large, open lab suites. The split bench configuration creates a "wet" zone for sinks and instruments and a "dry" zone lab bench. The dry zone of the lab adds to cost effective ease of conversion since there are no sinks with drain lines and the benches can be modified or removed easily.

Washington DC There is a critical mass of 6 PIs per floor with over 100 tech stations supported by great interaction space which should allow these floor plates to support innovative science.

Chicago The ratio of lab bench space to shared support space of 1:0.60 is slightly above average for the Center of Excellence applicants but is low compared to the trend for more equipment/instrumentation. This low amount of support space will result in benches in the laboratory being used for common instrumentation and compete for the amount of "surface area" for user bench vs. instruments.

San Francisco Value

	00610-1	CoE Avg	Range
The Net/Gross sf ratio of the overall building	68.8%	67.9%	67.1% - 68.8%
The Project cost / gsf	\$1,228	\$918	\$608 - \$1,228
The asf of Lab + Lab Support + PI Office space / PI	2,478	2,281	2,084 – 2,478
The ratio of Lab to Lab Support	1:0.60	1:0.53	1:0.45 – 1:0.60
The asf Core / PI	194	408	194 – 622
The group 2 equipment budget / PI	\$616,666	\$388,954	\$161,242 - \$616,666
CIRM funds / PI	\$2,083,333	\$2,083,333	\$2,038,333

The building is located immediately adjacent to a major existing animal facility and a significant new imaging Core, thereby reducing the amount of Core needed in the new building. This represents a major savings since these two cores are very expensive.

The good planning of this facility has provided highly functional gathering and interaction spaces and still achieved a high net/gross efficiency, high lab space per PI, and the highest support to lab ratio within the Center of Excellence group.